

ARTICLE 12

TRANSITION ZONING

SECTION 12-1. **Lots in Two Districts.** Where a district boundary line divides a lot in single ownership of record at the time this code becomes effective, the uses allowed and the other regulations in this code applying to the less restricted portion of the lot shall be considered as extending to so much of the remainder of the lot as is within thirty feet of said district boundary line, and the uses and other regulations so extended shall be deemed to be conforming so long as the land to which they are extended shall remain part of said lot.

;SECTION 12-2. **Lots in Residential District Adjacent to Business or Industrial District.** Where a lot in a S or R district abuts the sideline of a lot in a business or industrial district, the part of such S or R lot within fifty feet of the district boundary may be used as if it were in the next less restricted residential zone, provided that the height, area, and yard restrictions of the district in which it is located are met. If after public notice and hearing and subject to the provisions of Sections 6-2, 6-3 and 6-4 the Board of Appeal grants permission therefor, the part of any structure within such fifty feet may be used for professional offices, private clinics, insurance, institutional and real estate offices, and other semi-commercial uses, provided in all cases that the height, area, and yard regulations of the district in which such structure is located are met. For the purposes of this Article 12 only, "business or industrial district" shall mean any district or subdistrict, except for S, R, H, or open space (OS) districts or subdistricts.

(;As amended on August 30, 1988, February 1, 1989, and April 27, 1990)

;SECTION 12-3. **Lots in Business or Industrial Districts Adjacent to Residential District.** Where a lot in a business or industrial district abuts a lot in a residential district, the lot in the business or industrial district shall have along each line abutting a residential district a yard equal in width or depth to that required in the residential district. Where land on one side of a street between two intersecting streets is zoned partly as residential and partly as business or industrial, the front yard depth in so much of the business or industrial district as lies within one hundred feet (measured along the street line) from the boundary line dividing the two districts shall be equal to the front yard depth required by this code in the S, R or H district.

(;As amended on August 30, 1988, February 1, 1989, and April 27, 1990)